

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: South Riverwalk Investments

Case #: 181-R-00

Date: December 21, 2000

Comments:

1. Show compliance with the Fair Housing Act and the Florida Accessibility Code. Van accessible clearance?

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Division: Airport

Member: Alex Erskine
938-4966

Project Name: South Riverwalk Investments

Case #: 181-R-00

Date: December 13, 2000

Comments:

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA since the building exceeds 200 feet in height.
- 2) A separate Notice of Proposed Construction or Alteration must be filed if the temporary construction crane will exceed the building height.
- 3) Two copies of the form will be provided at the meeting.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: South Riverwalk Investments

Case #: 181-R-00

Date:12-15-00

Comments:

- 1) The exits do not comply with 3109 of the SFBC. All required exits must be smoke proof enclosures, access, all levels and discharge directly to the exterior. Smoke proof enclosures must terminate at the roof level for crossover to an alternate enclosure.
- 2) The exit separation of the stairs in the garage must be demonstrated to comply with 3120.3 (6) of the SFBC. Is the garage an open air type. See the definition section in ch 4 of the SFBC for open air parking garage.
- 3) All suites over 2000 sq ft will be required to have 2 exits at permit phase. Table 31C SFBC.
- 4) Chapter 51 of the SFBC applies to this project.
- 5) Fire sprinkler and standpipe plans required a permit phase.
- 6) Make sure that the travel distance to the nearest exit complies with Table 31-B of the SFBC. Demonstrate this requirement on a typical floor plan.
- 7) Roof plan that complies with 3109 SFBC is required.
- 8) Flow test required.
- 9) 1804.1 applies to all walls adjacent to property lines.
- 10) Civil site plan required showing fire main, hydrants, DDC, and FDC's.

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Division: Office of Community and
Comprehensive Planning

Member: Stacey Dahlstrom
762-8955

Project Name: South Riverwalk Investments

Case #: 181-R-00

Date: 12/21/2000

Comments:

1. There are 5100 units allowed in the Downtown Regional Activity Center as stated in the Permitted Uses Section of the Future Land Use Element in the Comprehensive Plan and ULDR Sec. 47-13.20.B.4.a. Please be advised that per ULDR Sec. 47-13.20.B.4.a. these units are allocated on a first come first served basis and are allocated upon site plan approval. The applicant should be aware that based on the number of existing units and approved allocations, and the timing of site plan approval of all proposed projects (including those already in process) a limited number of units are available.

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: South Riverwalk Investments

Case #: 181-R-00

Date: December 17, 2000

Comments:

1. Sewer and water impact fees would be between \$390,000-\$440,000. Additional information needed to determine exact fee.
2. Provide site plan showing storm water retention note: catch basins, exfiltration etc. not permitted under the building. If you want to install garage drains refer to SFBC Sec 4612 Interceptors and Grease Traps. Garage drains are required to go through a Sand & Oil Interceptor prior to going to the drainage well. Roof and deck drainage systems bypass the Sand & Oil Interceptor and can go directly into the drainage well. Provide storm water calculations
3. Separate water meter required for all cooling towers. Verify use of cooling towers and design accordingly.
4. Provide site plan showing sanitary sewer system.
5. Provide site plan showing all water meters and services, note: fire service has to have a separate tap from any city water main.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: South Riverwalk Investments

Case #: 181-R-00

Date: 12/18/2000

Comments:

1. The use of Laurel Oaks is not recommended because of the short lived nature of this tree. Also, the use of Loquats next to walkways is also not recommended.
2. Make sure trees have at least an 8' wide base landscape area. There may be a deficiency in certain areas.
3. The "Landscape and Site Plan" scale is not 1" = 40', as the plan shows.
4. Landscape plan to contain all required information, as well as contain the name of the Landscape Architect who prepared the plan.
5. Show all utilities (such as overhead powerlines) that would create a conflict with proposed planting.
6. Maintain Code required tree spacing.
7. All Tree Preservation Ordinance requirements apply. Any trees which would be considered good candidates for relocation are to be relocated. Provide a complete, accurate list of all existing trees or palms on site. For those trees which would not be relocated, the appropriate "equivalent replacement" requirements apply. Provide the necessary calculations.
8. The designated street tree for Andrews Ave. is the Sabal Palm and the Carpenteria Palm. The Landscape Plan should be revised to incorporate these species, as well as satisfying the requirement that 50% of the street trees should be shade trees. Shade trees must have a minimum of 14' ht., 8' spread, and 6' clearance. Palms to have an 18' ht. and 8' wood ht. (Larger palms may be necessary to add "scale".)

Other comments may be made at meeting.

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Division: Planning

Member: Jim Koeth
761 5276

Project Name: South Riverwalk Inv.

Case #: 181 R 00

Date: December 15, 2000

Comments:

- 1) Provide a text narrative to include but limited to: unit types, maintenance operations, security system, garage lighting, loading/service systems, retail uses, et. al.
- 2) Discuss provision for comprehensive traffic study with Engineering Rep. and applicant at the meeting. An outside consultant will be selected by the City in order to review the applicant's study. The applicant shall incur the City's cost for these consultant services. The traffic study must be submitted and reviewed by the City prior to item obtaining Preliminary DRC sign-offs.
- 3) Provide narrative outlining project's compliance with ULDR Sec. 47-13.20, General Design and Density Standards and Image Streets. Narrative shall cite each requirement as written in the ULDR and how project complies with such.
- 4) Compact parking spaces are not permitted. Discuss with Zoning and Engineering Rep. at the meeting.
- 5) Provide separate sheets for Landscape Plan with Landscape Calculation and Site Plan with Site Plan calculations.
- 6) Discuss adequacy of limited number of parking spaces that are provided with applicant at the meeting. Recommend providing adequacy analysis for unit/parking spaces mix.
- 7) Provide dimensions for all building setbacks on site plan.
- 8) Indicate property line and setbacks on all floor plans.
- 9) Discuss provision for sidewalk on SW 1 Ave. with Engineering Rep. at the meeting.
- 10) Discuss use of alley for project. Discuss provision for turn-arounds, direction of alley et. al. with Engineering Rep. and applicant. See comments for Case 31 P 00.

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- 11) Provide fitness area and any other accessory uses sq. ft. in site plan calculations.
- 12) Provide heights on all elevations.
- 13) Indicate property lines and setbacks to building at various heights on all elevations. Discuss with applicant at the meeting.
- 14) Provide additional architectural detailing to parking garage. Discuss with applicant at the meeting.
- 15) Application of sound-deadening surface material to all garage turning radii. Discuss with applicant at the meeting.
- 16) Discuss proposed signage with applicant and Zoning Rep. Discuss comprehensive project signage plan.
- 17) Indicate any of the parking garage openings on the elevation. (i.e. shade all open areas).
- 18) Provide accurate survey depicting only area where project is proposed. Also, provide legal description matching site area.
- 19) Discuss provision for additional R-O-W requirements with Engineering Rep. Site plan must comply with Trafficways Plan.
- 20) Provide standard scale on plans.
- 21) Discuss parking garage circulation with Engineering Rep. i.e. doors cannot open into drive lanes (2nd Fl.), blind spots, dead-end parking areas et. al.
- 22) Provide spot elevations for Eastern portion of building indicating bridge/wall and changes in elevation.
- 23) Provide safe pedestrian paths from all parking areas. Discuss with applicant and Engineering Rep. at the meeting.
- 24) Verify with Fire Representative that there are no storage/accessibility issues. In addition, residential units proximity to parking areas.
- 25) In regard to physical, communications, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from FAA indicating that such a review has been performed, prior to Final DRC approval.

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26) Strongly recommend terracing the building at the four ends of the building.

27) Label colors and materials on elevations.

28) Indicate ventilators for parking garage on elevations.

29) Recommend presenting project to local civic association and neighbors for public input prior to Preliminary Final DRC approval.

30) Provide documentation (i.e. Planning Council) that platting is not required.

31) Provide responses to these comments within ninety days or additional DRC review may be required.

Additional comments may be forthcoming at the meeting.

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Division: Info. Systems

Member: Mark Pallans (GRG)
761-5790

Project Name: South Riverwalk Investments

Case #: 181-R-00

Date: December 21, 2000

Comments:

This site plan will have a major adverse impact to Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAL Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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SITE PLAN REVIEW AND COMMENT
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Division: Police

Member: Robert Dodder
759-6421
Beeper 497-0628

Project Name: South Riverwalk Investments

Case #: 181-R-00

Date: 12-18-00

Review Time:

Comments:

1. What type of access control will be used for the non-reserved parking?
2. Where will repair, service, vendor and household staff park? Where will they enter the building and how will their movement be controlled?
3. How will access to the corridor leading from the loading area to the lobby be controlled?
4. How will access to the elevator lobby be controlled?
5. What type of access control is planned for the main entry and lobby?
6. Where will the security staff have their office and equipment?
7. C.C.T.V. that is monitored and recorded is suggested for the parking garage and specific common areas of the building.
8. Emergency communication points that communicate with security is suggested.
9. If this is to be a rental facility, there are other security issues which are specific to rental building that should be addressed.

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